161.0	0002	0020.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 770,400 / 770,400
					USE VALUE: 770,400 / 770,400
					ASSESSED: 770,400 / 770,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG JING &
Owner 2:	ZHANG QIHUI
Owner 3:	
Street 1:	160 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURTHY DEEPAK PRABHAKAR -
Owner 2:	MURTHY GOWRI RAO -
Street 1:	160 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,949 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1599 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10949.000	246,500		523,900	770,400
Total Card	0.251	246,500		523,900	770,400
Total Parcel	0.251	246,500		523,900	770,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.74 | /Parcel: 481.7

Legal Description

User Acct 107510

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/08/18

!12597!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,500	0	10,949.	523,900	770,400	770,400	Year End Roll	12/18/2019
2019	101	FV	254,100	0	10,949.	523,900	778,000	778,000	Year End Roll	1/3/2019
2018	101	FV	252,100	0	10,949.	464,100	716,200	716,200	Year End Roll	12/20/2017
2017	101	FV	252,100	0	10,949.	389,200	641,300	641,300	Year End Roll	1/3/2017
2016	101	FV	252,100	0	10,949.	389,200	641,300	641,300	Year End	1/4/2016
2015	101	FV	211,500	0	10,949.	336,800	548,300	548,300	Year End Roll	12/11/2014
2014	101	FV	211,500	0	10,949.	325,600	537,100	537,100	Year End Roll	12/16/2013
2013	101	FV	211,500	0	10,949.	309,900	521,400	521,400		12/13/2012

PRINT

Date	Time
12/11/20	02:40:17

LAST REV

Date	Time
10/15/18	09:06:35
apro	
12597	

USER DEFINED

Prior Id # 1:	107510
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURTHY DEEPAK P	60208-493		10/10/2012		580,000	No	No		
PRABHAKAR DEEP	56062-174		12/15/2010	Family	1	No	No		
LALLOS BASIL E/	47042-143		3/1/2006		490,000	No	No		
LALLOS BASIL E	43252-111		7/9/2004	Family	10	No	No		
LALLOS DONATOS	42269-470		3/19/2004	Family	10	No	No		
LALLOS ELIAS &	25931-360		12/28/1995		10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2009	377	Manual	6,000					
7/24/2007	612	Re-Roof	4,000			G8	GR FY08	
3/6/2006	146	Redo Bat	13,000			G8	GR FY08	1 FBTH & 1 HBTH

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	Info At Door	HS	Hanne S
1/5/2009	Meas/Inspect	189	PATRIOT
7/29/2006	MLS	HC	Helen Chinal
12/16/1999	Mailer Sent		
11/24/1999	Meas. Denied	264	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10949		Sq. Ft.	Site		0	70.	0.68	8									523,932						523,900	

Total AC/HA: 0.25135 | Total SF/SM: 10949 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 523,932 | Spl Credit | Total: 523,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	98062
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	302773
Depreciation:	56316
Depreciated Total:	246457

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: 1 | HB

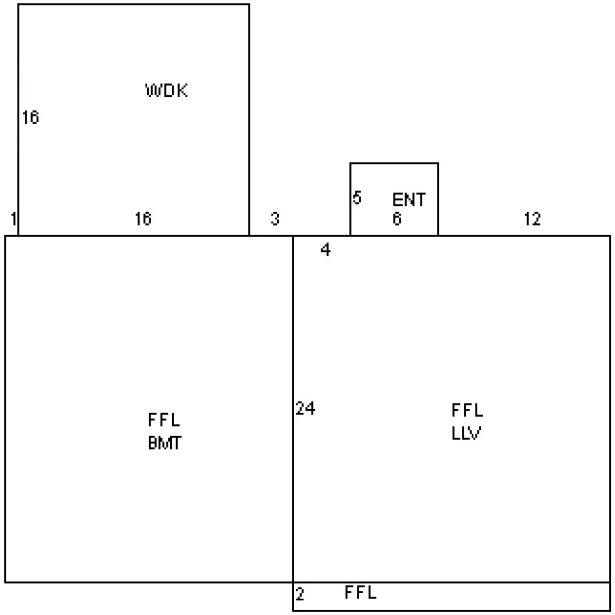
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	M
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	105.07
Final Total:	246500	Val/Su SzAd	234.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,052	128.240	134,906
LLV	Lower Level	528	75.020	39,610
BMT	Basement	480	55.980	26,868
WDK	Deck	256	9.910	2,536
ENT	ENTRY	30	26.400	792

Net Sketched Area: 2,346 | Total: 204,712

Size Ad 1052 | Gross Are 2346 | FinArea 1599

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	
LLV	100	FLA	40	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0002-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2014	0.00	T	4	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc